

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

DECEMBER 15, 2016, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor**

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of November 15, 2016

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Parking Plan:
Creation of sixty-eight (68) parking spaces for a strip mall, 1128 Grand Caillou Road; Little Village, c/o Dalton LeBlanc, applicant (*Council District 8/City of Houma Fire District*)
2. Preliminary Hearing:
Rezone from R-3 (Multi-Family Residential) to C-1 (Central Business District) Lot 8, Block 77, Newtown Addition, 1011 Grinage Street; E3 Electrical, Inc., applicant; and call a Public Hearing on said matter for Thursday, January 19, 2017 at 6:00 p.m. (*Council District 1/City of Houma Fire District*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

I. PUBLIC COMMENTS

J. ADJOURN

I. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 17, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE DECEMBER 15, 2016 INVOICES AND TREASURER'S REPORT OF NOVEMBER 2016

1. Approval and accept the proposed 2017 Budget

F. ANNUAL ORGANIZATIONAL MEETING:

1. Approval of proposal(s) for the 2016 Audit
2. Election of Officers for 2017

G. COMMUNICATIONS

H. OLD BUSINESS:

1. a) Subdivision: Resubdivision of Tract D into Tracts D-1 & D-2, Estate of Carol J. Matherne
Approval Requested: Process D, Minor Subdivision
Location: 1647 Martin Luther King Boulevard, Terrebonne Parish, LA
Government Districts: Council District 2 & 3 / Bayou Cane Fire District
Developer: Viking Partners, L.L.C.
Surveyor: Acadia Land Surveying, LLC

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Resubdivision of Tracts B-1, B-3, & E-2 into Tracts B-3-A, B-3-B, B-3-C, & E-2-A, Estate of Carol J. Matherne
Approval Requested: Process D, Minor Subdivision
Location: 1539 Martin Luther King Boulevard, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Viking Partners, L.L.C.
Surveyor: Acadia Land Surveying, LLC

b) Public Hearing
c) Consider Approval of Said Application

I. APPLICATIONS:

1. a) Subdivision: Acadian Pointe Subdivision, Phase "A"
Approval Requested: Process C, Major Subdivision-Final
Location: Laban Avenue, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Professional Construction and Leasing, LLC; Donald B. Olivier, II
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

J. STAFF REPORT

K. ADMINISTRATIVE APPROVALS:

1. Revised Lots 7 & 8 of Block 2, A Redivision of Revised Lots 7 & 8, Lewis Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
2. Lot Line Shift of 1.107 Acres Boundary Survey & 35' Wide Easement, Section 84, T16S-R17E, Terrebonne Parish, LA
3. Redivision of Property belonging to Dwayne Bourg, et ux, Gerald Porche, et al & Beverly P. Cadere, Section 59, T16S-R17E, Terrebonne Parish, LA
4. Lot Line Shift between Lots 32 and 33, South Ellendale Estates Subdivision, Sections 72 & 81, T17S-R16E, Terrebonne Parish, LA

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

N. PUBLIC COMMENTS

O. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF NOVEMBER 17, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of November 17, 2016 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Keith Kurtz. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of October 20, 2016.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Motivait Seafoods, LLC requesting to rezone from R-2 (Two-Family Residential) to C-3 (Neighborhood Commercial) Lots 8 & 9, Block 4, Garnet Addition, 408 Palm Avenue.
- a) Mr. Ken Rembert, representing the applicant, discussed the request for rezoning and the desire for a parking lot to accommodate the seafood business across the street.
- b) Mrs. Falgout moved, seconded by Mr. Ostheimer: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- d) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-2 (Two-Family Residential) to C-3 (Neighborhood Commercial) Lots 8 & 9, Block 4, Garnet Addition, 408 Palm Avenue and forward to the Terrebonne Parish Council for final consideration.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **NEW BUSINESS:**
1. The Chairman called to order the Planned Building Group application by J-Bomm, LLC for the placement of five (5) storage buildings at 2335 St. Louis Canal Road.
- a) The Chairman recognized Mr. James Chafin, 509 Corpus Christi Drive, discussed his plan for storage buildings on the property.

- b) Discussion was held with regard to the request being for five units with the intention of building two initially.
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.
- d) Discussion ensued with regard to a buffer between the residential and commercial properties.
- e) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planned Building Group application.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments: None.
- 2. Chairman’s Comments: None.

J. PUBLIC COMMENTS: None.

K. Mrs. Falgout moved, seconded by Mr. Erny: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:10 p.m.”

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L.A. “Budd” Cloutier, O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF NOVEMBER 20, 2016.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

ZLU16/17
Dist. 8
COH Fire

Zoning & Land Use Commission
Application

Name: LITTLE Village Dalton LeBlanc
Address: 428⁷⁸⁹ Grand Caillou RD. Houma, La
Phone: 985-637-2000

Application For: _____ Planning Approval _____ Home Occupation
\$10.00/application \$10.00/application
_____ ☒ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 1128 GRAND CAILLOU RD, HOUMA, LA in a
C-2 Zoning District. The legal description of the property involved in this application
is: Lot 135' x 200' on south side of Grand Caillou Rd.

Has any previous application been filed in connection with these premises? ☒ Yes _____ No

Applicant's interest in the premises affected: _____

Approximate cost of work involved: \$183,000

Explanation of property use: Parking - Drains / Rentals. 68 spaces

Plot Plan attached: _____ Yes _____ No Drainage Plan attached: ☒ Yes _____ No

Ground Floor Plan and Elevations attached: _____ Yes ☒ No

Address of adjacent property owners:

1. THOMAS CHARLES, JR & ROSETTA CHATAGNER
3223 GLENMORE ST
HOUMA, LA 70363

HOUMA LA MMF, LLC
1090 CHESTNUT ST. APT 10
SAN FRANCISCO, CA 94109

3. THOMAS R. RAGAS
505 WESTVIEW DR
HOUMA, LA 70364

Andrew Baucher
Signature of Applicant or Agent

985-637-2000
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing,
indicates concurrence with the application.

DAZB
Signature of Applicant or Agent
OWNER

11/22/2016
Date

PROJECT NO.	PARISH	SHEET NO.
16-39	TERREBONNE	2

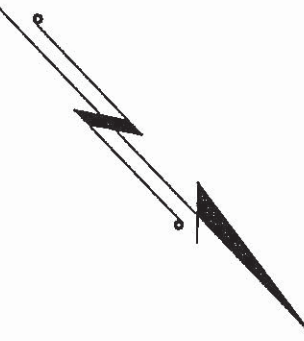
NOTE: This review is for SHELL only as requested until completion of drawings for final submittal, as there is NOT SUFFICIENT INFORMATION FOR OCCUPANCY REVIEW. Construction may commence at your own risk and any revisions required for compliance with code (including any work in place) shall be the responsibility of the Owner and/or Professional of Record, if applicable. ALL FUTURE AND SUBSEQUENT TENANT REVIEWS WILL BE PERFORMED BASED ON COMPLIANCE WITH THE LATEST ADOPTED CODES and shall include either an overall floor plan, key plan, or tabular information indicating all currently occupied / unoccupied tenant spaces in the overall building.

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: KENNETH NOVAK, ARCHITECT

Kenneth Novak



TYPICAL HANDICAP PARKING SIGN



SITE PLAN

SCALE: 1" = 10'-0"

A PROPOSED SHELL ONLY FACILITY FOR:

"LITTLE VILLAGE"

1128 GRAND CAILLOU RD. HOUMA, LA.

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *[Signature]*

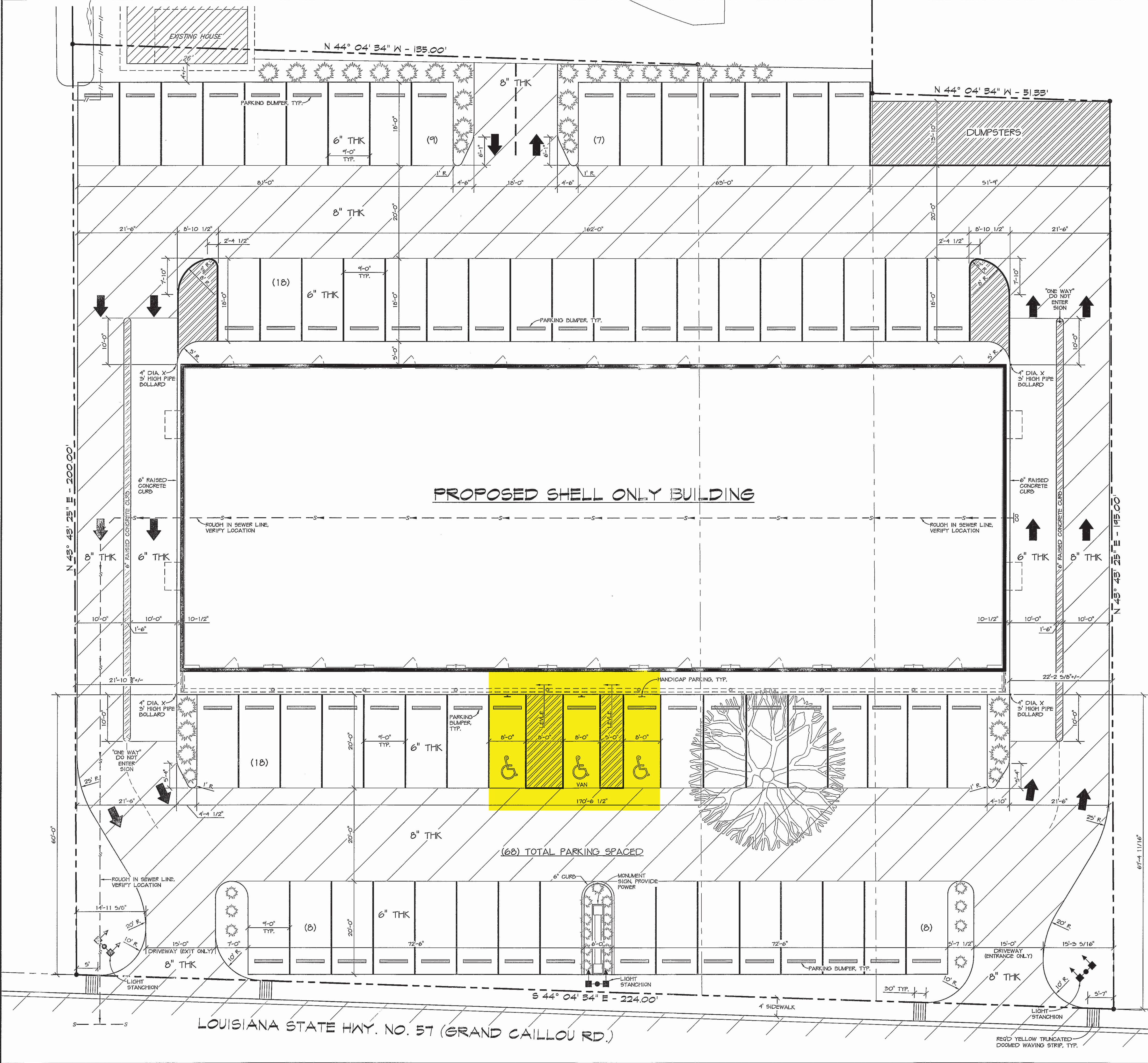
JOB # 16-39 CAD # 1636-SITE FILE #

DRAWN: MMDSI

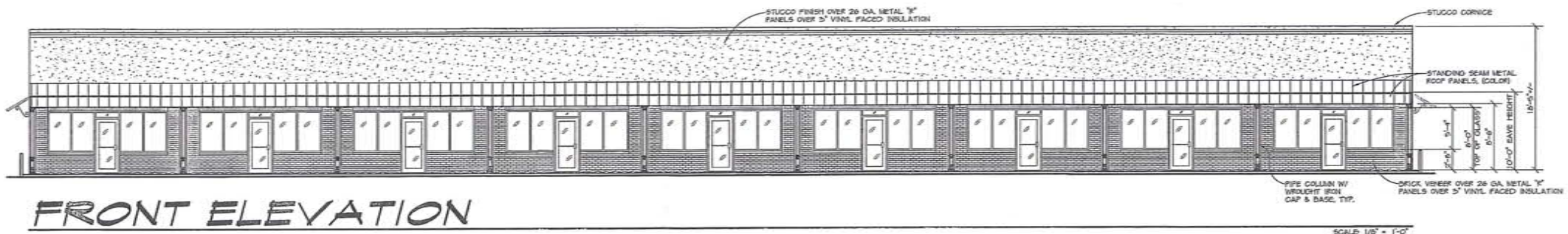
CHECKED: FEM

SCALE: NOTED

DATE: 5/2/16

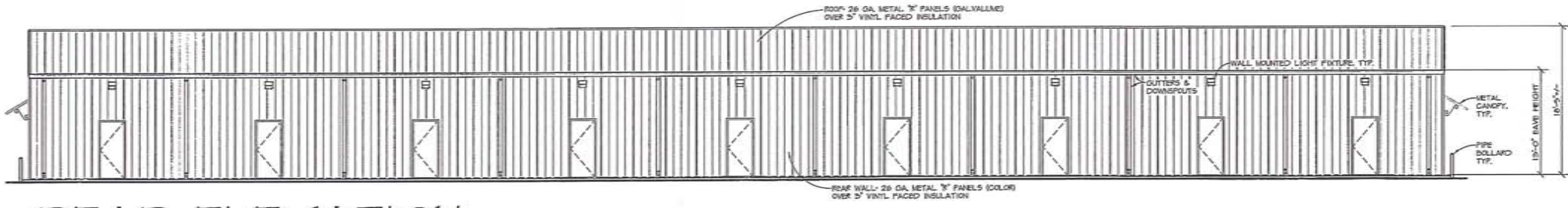


PROJECT NO.	PARISH	SHEET NO.
16-39	TERREBOINE	4



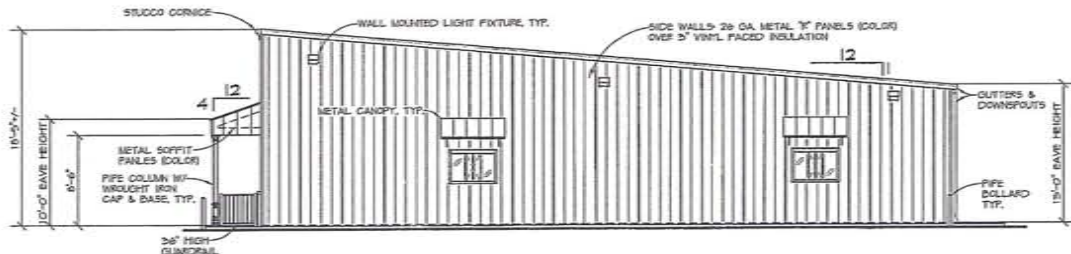
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: This review is for SHELL only as requested until completion of drawings for final submittal, as there is NOT SUFFICIENT INFORMATION FOR OCCUPANCY REVIEW. Construction may commence at your own risk and any revisions required for compliance with code (including any work in place) shall be the responsibility of the Owner and/or Professional of Record, if applicable. ALL FUTURE AND SUBSEQUENT TENANT REVIEWS WILL BE PERFORMED BASED ON COMPLIANCE WITH THE LATEST ADOPTED CODES and shall include either an overall floor plan, key plan, or tabular information indicating all currently occupied / unoccupied tenant spaces in the overall building.

REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: KENNETH NOVAK, ARCHITECT

Kenneth Novak



A PROPOSED SHELL ONLY FACILITY FOR:
"LITTLE VILLAGE"
1128 GRAND CAILLOU RD. HOUMA, LA.

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *Floyd E. Milford*
DATE: 5/2/16

JOB # 16-39 CAD # 1636-FLOOR FILE #

DRAWN: MMDS
CHECKED: FEM
SCALE: NOTED

*Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission*

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-5141

ZL16/18

Dist. 1
COH Fire

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 11/28/2016

E3 ELECTRICAL, INC.

Applicant's Name

1001 LAFAYETTE ST. HOUMA LA 70360

Address

City

State

Zip

(985) 223-0778

SAME

Telephone Number (Home)

(Work)

OWNER - SEE ACT OF CASH SALE

Interest in Ownership (Owner, etc.)

1011 GRINAGE ST. - LOT 8 BLOCK 77 NEWTOWN ADDITION

Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Zoning Classification Request:

From: R-3 To: C-1

Previous Zoning History: X No Yes

If Yes, Date of Last Application:

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. REASONS FOR THIS AMENDMENT:

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ ERROR. There is a manifest error in the ordinance.

X _____ CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

X _____ INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. LIMITATIONS ON PROPOSED AMENDMENTS:

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. LEGAL PLAT OF PROPERTY TO BE REZONED: This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures. **SEE ATTACHED**

2. REASON FOR AMENDMENT: Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application. **SEE ATTACHED**

3. DEVELOPMENT SCHEDULE: On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each. **SEE ATTACHED**

4. MARKET INFORMATION: Applicable only if the following conditions are met: **N/A**

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare. **SEE ATTACHED**
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties. **SEE ATTACHED**
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment. **N/A**

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SEE EXCEL SPREADSHEET

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

E3 ELECTRICAL, INC. 1001 LAFAYETTE ST. HOUMA, LA 70360

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

STANLEY B. WHITNEY III PRESIDENT

PHILIP L. WHITNEY SEC/TREAS

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

SEE ACT OF CASH SALE DATED 6/9/2016

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

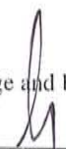
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own < 1 acres. A sum of 25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



Signature of Owner or Authorized Agent

SUMMARY

The Applicant is E3 Electrical, Inc., (herein referred to as E3) a privately held Louisiana Corporation which was incorporated in 2004. E3 provides electrical contracting, electrical engineering, electronics and manufacturing services and products to commercial, industrial, marine, governmental, and offshore customers. E3 is operating out of a building located at 1001 Lafayette Street. The premises was originally constructed in 2005 and is currently under expansion (see permit number 2015-74715). The current expansion was undertaken because the Company continues to need additional space to conduct its business activities. The expansion includes the acquisition the adjacent property fronting on Honduras between Grinage Street and Church Street having the municipal address of 300 Honduras Street and a 40' x 75' addition to the original building. With the recent acquisition of the abutting property located at 1011 Grinage Street, E3 intends to use the property for its Business Support Office (BSO) while having minimal or no negative impact to the adjoining residential district. This application is to rezone subject property from an R-3 to a C-1 classification.

EXHIBITS

1. Legal Plat of Property to be rezoned

- a. Land area to be affected including legal description
 - i. See survey by Leonard Chauvin, P.E., P.L.S., Inc. dated 07/07/2016 and plan showing Property to be rezoned dated 11/28/2016
 - ii. The property having an area of 6,000 square feet (.13774 acre) and having a municipal address of 1011 Grinage Street (Lot 8, Block 77 Newtown Addition) was acquired by E3 via an Act of Cash Sale without Warranty dated June 9, 2016 for \$35,000 (See COB 2462 Folio 633 Entry 1509131 (See Copy Attached along with Exhibit "A" for legal description).
- b. Present zoning classification: R3
- c. Public right-of-way and easements – See Survey and Plan
- d. Location of existing and proposed structure – See Survey and Plan
- e. Specific ground area – See Survey and Plan

2. Reason for amendment

- a. **Change in Conditions** - The existing property has been used as residential rental for numerous years. Due to changing conditions in the neighborhood, the previous owner had difficulty in finding steady tenants. As a result, the property has mostly been vacant and has recently fallen into disrepair. The previous owner, living in another city, was challenged in maintaining the structure and at times, the lot was overgrown with weeds, trees, and tall grass. The change in neighborhood conditions and the impact of that change on this property is a strong indication that an alternate and best use for the property would be a use other than residential.
- b. **Increased Need for Sites for Business** - E3, located in the abutting C-1 district, has had a continuing and increasing need for additional space to conduct its business activities. Other abutting properties with a C-1 zoning have not become available to meet the increasing needs of E3. As a result, it has become desirable and necessary for E3 to acquire this property and to file this application to extend the current boundaries of the C-1 district. The proposed development is to clean, repair, and otherwise bring the existing structure (a wood frame house circa 1946) into code compliance for its intended use as E3's Business Support Office (BSO). The structure with approximately 628 square feet will include two offices for E3's staff. The use of the BSO will free up additional office space in E3's main building. The budget for the repair project is \$5,000.

3. Development Schedule

- a. Once this application is approved, E3 will begin the process of cleaning, repairing, and upgrading the structure for code compliance. The anticipated schedule is less than six (6) months.

4. Market Information

- a. The area of the land covered by this application is 50' x 120' or 6,000 square feet which is not 100% or more of the adjacent and surrounding C-1 district, and is less than eight (8) acres. Accordingly, the applicant is not required to include a written description of the market area and none is contained herein.

5. Public Need

- a. Amending the zoning of the subject property from an R-3 district to a C-1 district is both necessary and desirable for the promotion of the public health, safety and general welfare of the community. As mentioned before, the existing property has been used as residential rental for numerous years. Due to changing conditions in the neighborhood, the previous owner had difficulty in finding steady tenants. As a result, the property has been vacant and has recently fallen into disrepair. The lot at times has been overgrown with weeds, trees, and tall grass. In addition to being a constant eyesore, this property like other vacant or abandoned houses in Houma and other communities around the country have proven to be detrimental to health, safety and general welfare of surrounding land owners. Abandoned houses represent a fire hazard, a crime hazard, and an overall blight to the economic health of the community. Rehabilitating such properties have reversed those negative conditions and have generally proven to be beneficial to the communities.

6. Effect of Amendment

- a. The nature of the project described in this amendment application should have no negative effect on the surrounding land owners and on the overall community.

- b. The intended positive effects will include the elimination of an eyesore, the elimination of a safety hazard from the proper maintenance of the lot and structure.

7. Error

- a. This application does not allege that there is an error in the zoning classification

8. Additional Information

- a. Information on the owner and property is as follows:
 - 1. Owner: E3 Electrical, Inc. – 100%
 - 2. There are no mortgages, liens, or other encumbrances on the property.
 - 3. E3 has the financial means to complete the project without obtaining outside financial resources.

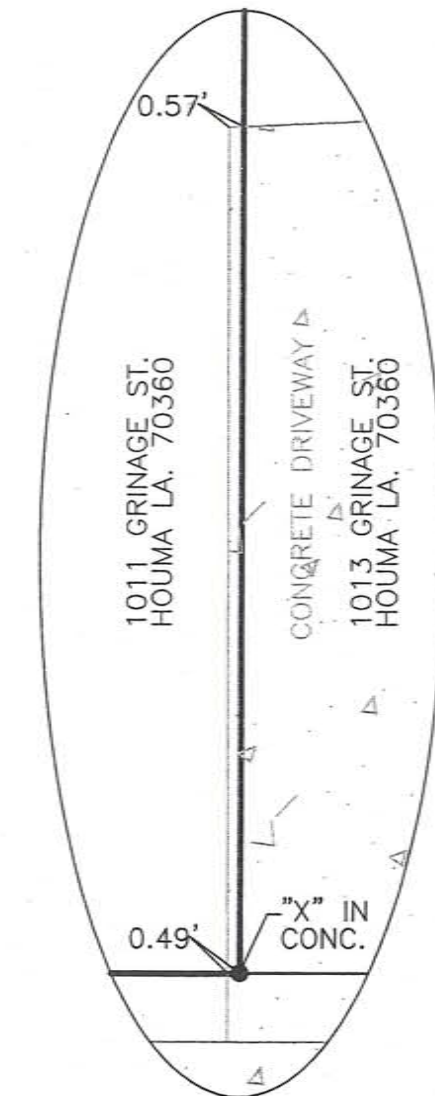
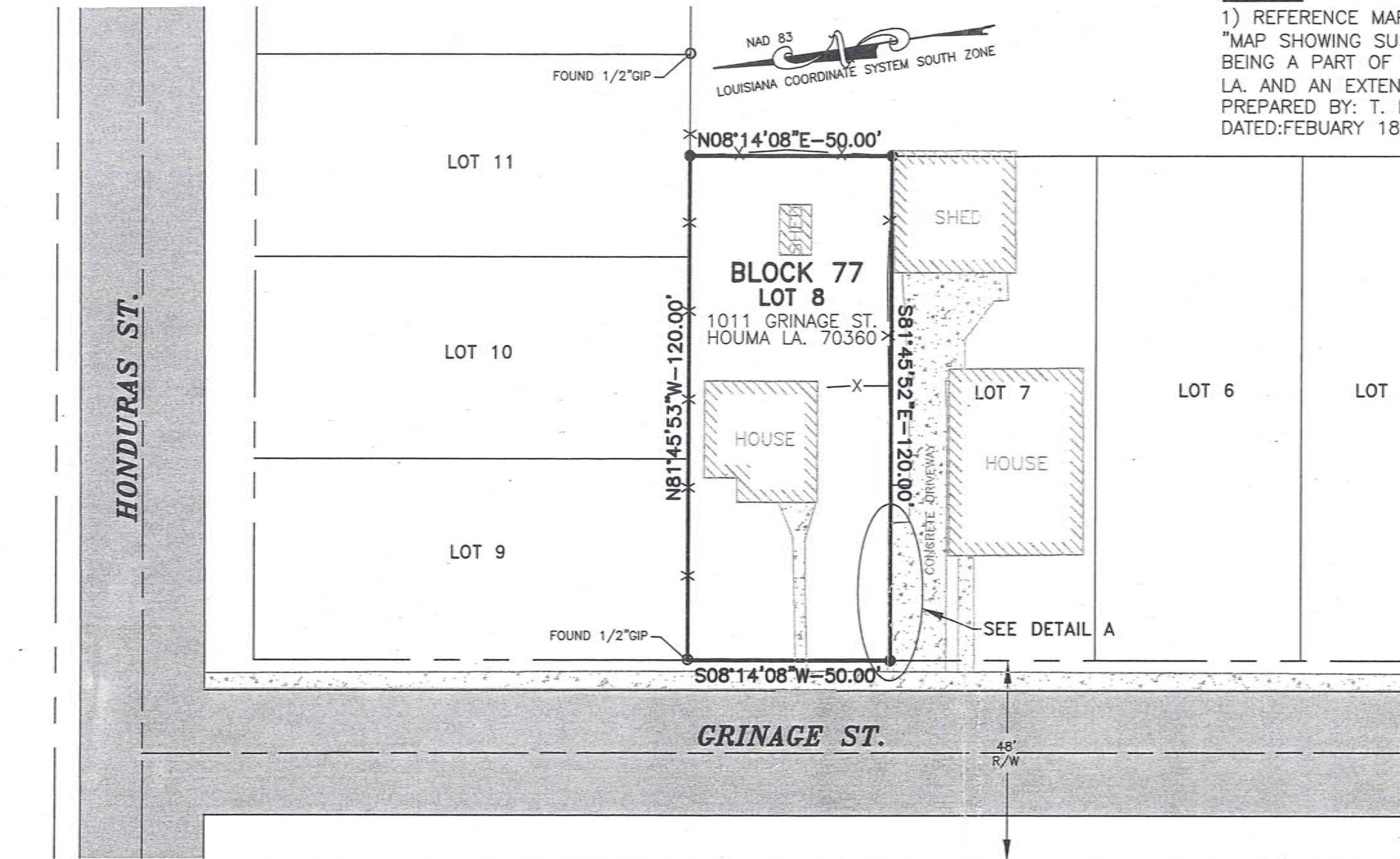
NOTES:

1) REFERENCE MAP:

"MAP SHOWING SUBDIVISION OF PROPERTY BELONGING TO HARRY HELLIER
BEING A PART OF BLOCK 77 NEW TOWN ADDITION TO THE CITY OF HOUMA
LA. AND AN EXTENSION OF SAME TO BAYOU LECARPE"

PREPARED BY: T. BAKER SMITH, C.E.

DATED: FEBRUARY 18, 1938

**DETAIL A****CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVAL:

LEONARD J. CHAUVIN, JR.

Leonard J. Chauvin, Jr.

(REG. NO. 4607)

REGISTERED

PROFESSIONAL

LAND SURVEYOR

LEONARD CHAUVIN P.E., P.L.S., INC.**CIVIL ENGINEER - LAND SURVEYOR****627 JACKSON ST. THIBODAUX, LA.****PHONE: (985) 449-1376****LEGEND**

- FOUND AS NOTED
- SET 5/8" IRON ROD UNLESS NOTED OTHERWISE

SURVEY SHOWING
LOT 8 OF BLOCK 77 OF
HARRY HELLIER SUBDIVISION
LOCATED IN SECTION 37, T17S-R17E
TERREBONNE PARISH, LOUISIANA
JULY 7, 2016

SCALE IN FEET

